

APPLICATION NUMBER: 25/00343/HOUS

Application Number:	25/00343/HOUS
Location:	759 Bury Road Rochdale OL11 4BB
Proposal:	Erection of a single storey building for use as a granny annexe following demolition of existing detached garage
Applicant:	Matthew Davies
Case Officer:	Rosalind Gralton
DETERMINATION DATE 17.06.2025	EXT OF TIME 03/07
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in or Planning Panel objection?	NA

COMMENTS	Planning Panel comments received?	NA
	Neighbour comments received?	N

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	NA

Location

The application relates to a two storey semi-detached property on the southern side of Bury Road, adjacent to the end terrace at 761 and public right of way RocFFp4.

The property benefits from two off street parking spaces, a conservatory, a detached garage and a private rear garden area.

Description of Proposal

The application seeks permission to demolish the existing single storey garage and for the erection of a single storey detached granny annexe. The annexe would be 11.6m in depth, 4.45m in width and 2.3m at eaves height and 4.3m pitch height.

The annexe is sited 0.75m behind the front elevation of the main dwelling, and 0.6m beyond the rear of the conservatory.

Relevant History

20/01217/HOUS - Proposed single storey front extension and first floor side extension - Grant subject to conditions 2020-11-10

Township/Member comments

N/A

Consultee responses

Tree Officer

Not applicable

Representations

The application was publicized by way of neighbour notification. No responses were received.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable Places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

P3 Improving Design of New Development

DM1 General Development Requirements

T2 Improving Accessibility

Appendix 5 Schedule of Parking Standards

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

Amended plans were received to reconfigure the internal layout and add rooflights to the building.

Assessment

Design: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓
Impact on trees	✓

The proposal is a single storey detached outbuilding 'granny annexe' with a pitched roof design, measuring 2.3m at eaves height and 4.3m pitch height. The annexe is sited 0.75m behind the front elevation of the main dwelling, and 0.6m beyond the rear of the conservatory. A window is proposed at the front elevation which would match and be of a similar appearance to those on the main dwelling. Additional windows are proposed across the fenestration which look onto the public right of way and the rear amenity area and side elevation of the main property. Two rooflights provide additional light into the darkest areas of the building.

The building would be erected in brick and materials to match the main dwelling.

Given the above, the design of the proposal is acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

The outbuilding would project 2.56m beyond the original rear elevation of the main property, and is acceptable. The public right of way is sited directly adjacent to the proposed building, adjacent to the side elevation. While the outbuilding would be wholly visible from the right of way, given the variation in land levels between the host dwelling and the right of way, it is not considered the proposed outbuilding would appear overbearing on users of the right of way, nor would it impede the privacy of the occupier of the annexe.

One double bedroom, an open plan living/dining area, and shower room are proposed. The width of the larger bedroom area is measures 2.7m x 3.7m, which complies with the Nationally Described Space Standards minimum requirement for a double bedroom. All habitable rooms in the property would be served by adequate outlook and light with rooflights providing additional light into the central area of the building.

Given the intervening public right of way, the variation of land levels adjacent to the property, it is not considered the proposal would have an unacceptable impact on the privacy of No 761. It is not expected the proposed conversion would generate significant amounts of noise over and above the existing dwelling.

While the building would not meet the minimum required space standards for a dwelling and would not be acceptable as a separate dwelling, the proposal is incidental to the main dwellinghouse and therefore the occupants will not be residing solely in the proposed outbuilding. The main dwellinghouse is a large property with ample garden space in a residential area, and as such the proposed outbuilding would be considered acceptable.

In the instance a conversion to a separate dwelling is proposed, a separate full planning permission will be required.

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

Impact on highway safety	✓
Parking provision	✓

The proposal would remove an existing garage on the property that would fit 2 cars. The property has an existing two off-street parking spaces, however on street parking is available on Bury Road. An additional bedroom would be generated by the proposals. The parking restrictions on Bury Road ensure the proposal would not cause unacceptable impact upon the highway network. The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

Recommendation: Grant subject to the following conditions

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans:

- ☐ Site Location Plan – received 28/03/2025
- ☐ Amended Proposed Elevations – Drawing Number 25.3545.SC1.2B received 19/06/2025
- ☐ Amended Proposed Floor Plan - Drawing Number 25.3545.SC1.1C received 19/06/2025

and the development shall be carried out in complete accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall match those as of the existing dwellinghouse.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

	Date	Officer
Report Completed	20/06/25	Signed: RGR
Authorisation	07/07/25	Signed: LA

Report Author Rosalind Galton